

# CITY OF BEAVERTON

## BOARD OF DESIGN REVIEW

### FINAL AGENDA

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**JUNE 13, 2002**

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

**1. CLEAN WATER SERVICES OPERATIONS HEADQUARTERS AND OPERATIONS YARD**

The following land use applications have been submitted for development of a new Clean Water Services Operations Headquarters and Operations Yard. This project consists of two one-story buildings. One will house administrative offices/conference center and indoor vehicle, equipment and material storage. The second building will be used for storage for the facility. In addition to the two buildings, this project also includes an operation yard and parking lot improvements. The development site is generally located south of SW Merlo Road, east of Beaverton School District Administrative Offices located at 16550 SW Merlo Road, west of Tri-Met Merlo Maintenance Facility located at 16130 SW Merlo Road, and north of Tualatin Hills Nature Park. The site can be specifically identified as Tax Lots 400 and 700 on Washington County Assessor's Map 1S1-08BB. The site is zoned Station Community – Employment District (SC-E) Sub-Area 3 and is approximately 5 acres in size.

**A. BDR2002-0025: Type III Design Review**

Request for Design Review approval for development of a new headquarters for Clean Water Services. This project consists of two one-story buildings. One will house administrative offices/conference center and indoor vehicle, equipment and material storage. The second building will be used for storage for the facility. In addition to the two buildings this project will also include an operation yard and parking lot improvements. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

**B. VAR2002-0003: Design Variance**

Request for Design Variance approval to permit deviation from the development standards from Development Code Section 60.20.20, governing Off-Street Parking Lot Construction. The applicant is seeking three deviations from the Code: 1) use of pervious and semi-pervious paving materials rather than asphalt in the employee parking lot and a portion of the visitor parking lot; 2) elimination of a continuous curb between paving and landscaping to increase run-off into bio-swale areas; 3) elimination of landscaping islands in the employee parking at the ends of rows of stalls, compensated by creating a central landscaping bio-swale and perimeter landscaping that exceeds required landscape areas. In

taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.80.15.3.C of the Beaverton Development Code.

APPROVAL OF MINUTES FOR MARCH 13 AND MAY 9, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.